



City of El Paso – City Plan Commission Staff Report

Case No: SUSU15-00072 Copia Pond
Application Type: Resubdivision Combination
CPC Hearing Date: December 3, 2015

Staff Planner: Nelson Ortiz, 915-212-1606, OrtizNX@elpasotexas.gov
Location: East of Copia and South of Altura
Acreage: 3.52
Rep District: 2
Existing Use: Vacant
Existing Zoning: R-4 (Residential) & R-4/sp (Residential/special permit)
Proposed Zoning: R-4 (Residential) & R-4/sp (Residential/special permit)

Nearest Park: Adjacent to Memorial park
Nearest School: Austin High School (0.189 mile)
Park Fees Required: N/A
Impact Fee Area: N/A

Property Owner: City of El Paso / El Paso Water Utilities
Applicant: El Paso Water Utilities
Representative: Dorado Engineering

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / single-family development
South: R-3/H (Residential/ Historic) / Memorial park
East: R-4 (Residential) / single-family development
West: R-4 (Residential) / single-family development

PLAN EL PASO DESIGNATION: O1 Preserve

APPLICATION DESCRIPTION

The applicant proposes to re-subdivide existing portions of recorded lots and unimproved right-of-way for a stormwater pond. Unimproved portions of Aurora St., Stevens St., Lebanon St. and alleys will be vacated by this replat. Additionally, the applicant will be required to dedicate utility easements for existing lines and facilities. Access to the subdivision is proposed from Stevens St. and Aurora Street. The subdivision was reviewed under the current subdivision code.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was published in the El Paso Times on November 18, 2015 and a notice was mailed to all property owners within 200 feet of the subject property. The Planning Division did receive one phone call inquiring about the request.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee's recommendation is **pending** of Copia Pond subject

to the following comments.

Planning Division Recommendation:

Staff's recommendation is pending revisions that have not been submitted in order to meet the requirements of the Subdivision Code.

Land Development:

We have reviewed subject plats and recommend **Approval**, no objections.

El Paso Water Utilities (Water and Sewer):

1. EPWU's planning and development section does not object to this request.
2. The existing water mains along the alley between Lebanon Ave. & Louisville and along Stevens will be required to be looped with the storm water project.
3. The existing sanitary sewer mains along the alley between Aurora Ave. & Lebanon Ave. and along Stevens St. will be removed and/or abandoned within the subject property and relocated as required by the storm water project.

Parks and Recreation:

We have reviewed **Copia Pond Subdivision**, a resubdivision combination plat map and on behalf of CID Parks & Planning Division we offer no objections to this proposed "Ponding Area" provided the following comments are addressed:

1. Portion of proposed Pond south of Aurora Street is part of a dedicated park (Memorial Park) therefore additional coordination with the Parks Department Director is required to establish legal process to transfer / sell of property or to convert existing parkland into a different use.
2. Alley Block 8 and Alley Block 7 are existing alleys that are proposed to be vacated, thereby created dead-end alleys. Per Section 19.15.160.D.6, Dead-end alleys shall not be permitted unless a permanent or temporary turnaround is provided. The following standards shall apply:
 - a. In subdivisions subject to subsection (B)(1) above, turnarounds shall be provided with a minimum radius of thirty-five feet;
 - b. In all other subdivisions, turnarounds shall be provided with a minimum radius of thirty-two feet;
 - c. In instances where dead-end alleys will clearly be permanent, turnarounds shall be surfaced in accordance with subsection (B)(1) or (B)(2), as applicable;
 - d. In instances where dead-end alleys are of a temporary nature, turnarounds shall be improved with a minimum six-inch-base of crushed limestone
3. The cul-de-sac/turnaround on Lebanon shall comply with Section 19.15.160.D.6, detailed in Item 1, above.
4. In all cases where ROW is being vacated, the abutting property owner would need to sign off on the plat.
5. Please note that purpose for this Subdivision replat is for a El Paso Water Utilities (PSB) "**Ponding Area**" which; under the Municipal Code is considered a "Public facility" therefore, meeting the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space** as noted below:

19.20.060 - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a "Public facility".

El Paso Electric Company:

EPE requests to maintain easement rights of all existing lines, as shown in the attached image. If the lines are to be relocated please call in to 915-351-4224 to be assigned a Designer/Engineer who can assist in the design and removal of the lines.

Texas Gas Company:

No comments received.

AT&T:

No comments received.

Time Warner Cable:

No comments received.

Sun Metro:

No comments received.

El Paso Fire Department:

No comments received.

911:

No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. A portion of Memorial park is being replatted. Further coordination with Parks department will be required.
4. Applicant must relocate overhead utilities or must provide utilities easements if lines are proposed to remain.
5. Applicant must comply with Section 19.15.160.D.6 which states that alley cannot dead-end.
6. ROW to be vacated by the replat should be shown on the final plat with a note stating "ROW to be vacated by this replat."
7. Provide reason for replat on the final plat.
8. Remove zoning information from the preliminary plat.

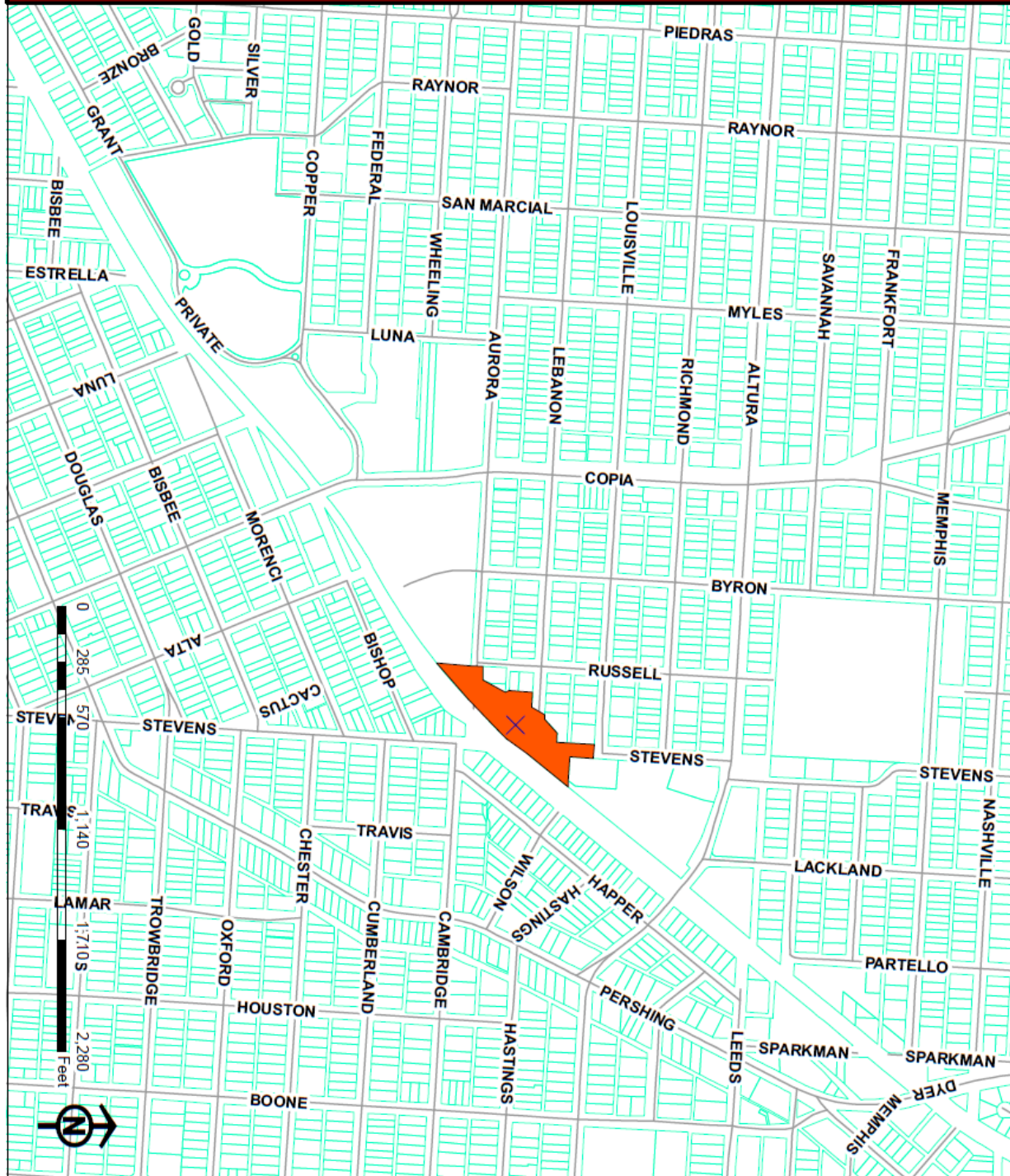
9. Add the Owner, Surveyor and the school district information on the final plat.
10. Illustrate the location of the “private access and utility easement” on both plats.

Attachments

1. Location map
2. Aerial map
3. Final plat
4. Preliminary plat
5. Application

ATTACHMENT 1

COPIA POND SUBDIVISION

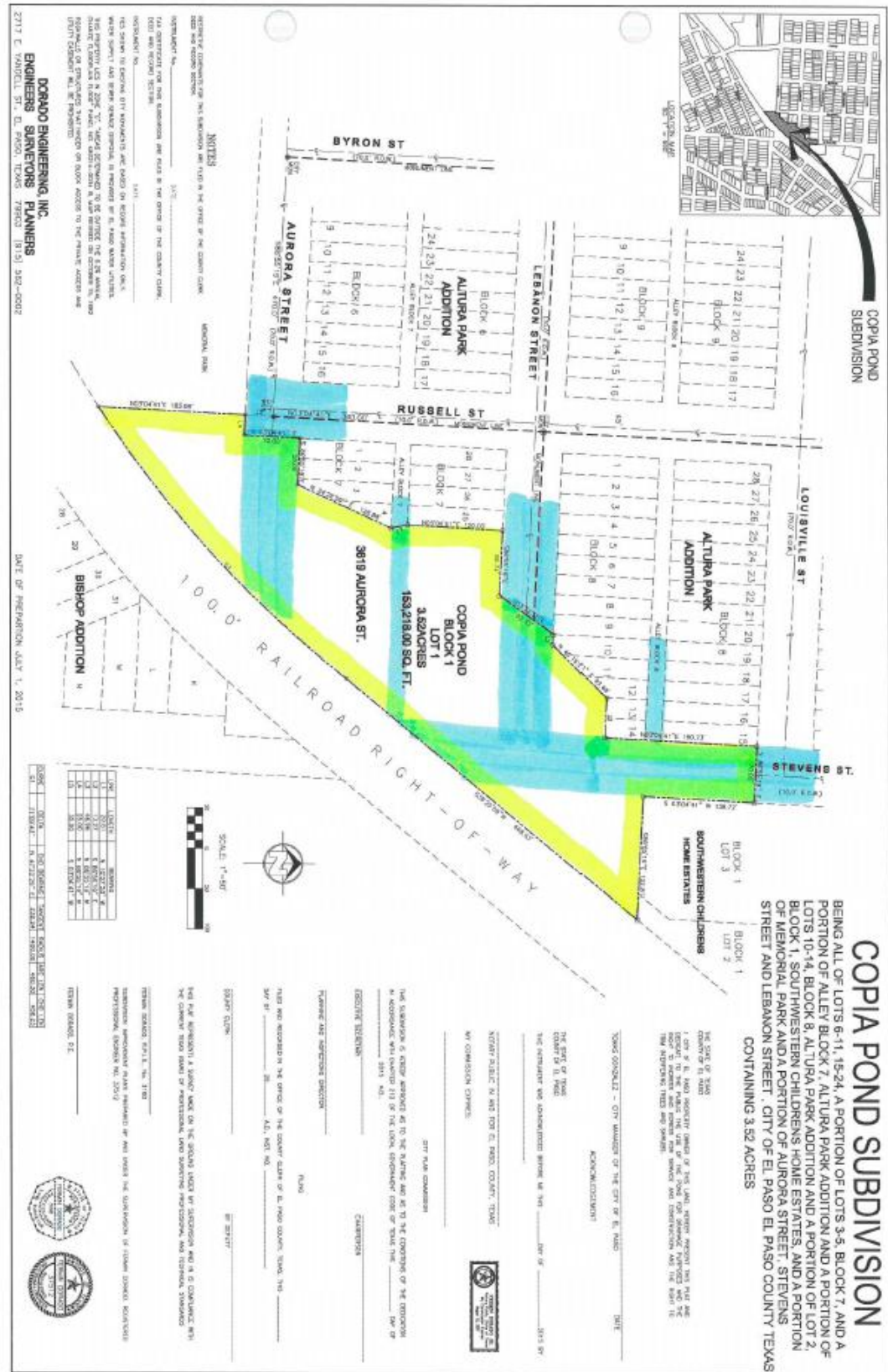


ATTACHMENT 2

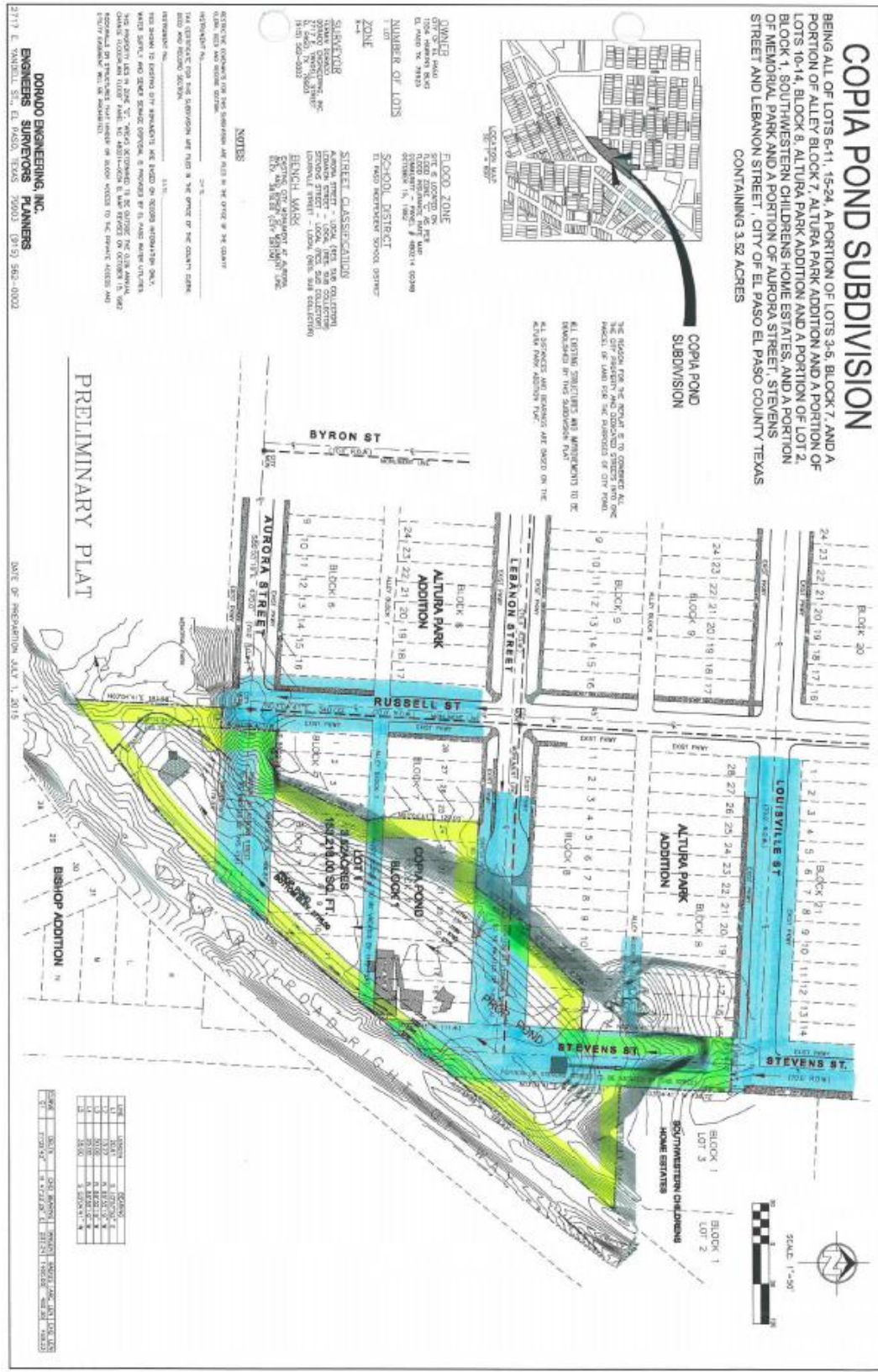
COPIA POND SUBDIVISION



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 09-23-15 FILE NO. SUSU15-00072
SUBDIVISION NAME: COPIA POND SUBDIVISION

- Legal description for the area included on this plat (Tract, Block, Grant, etc.)
ALL OF LOTS 6-11, 15-24, A PORTION OF LOTS 3-5, BLOCK 7, AND A PORTION OF ALLEY BLOCK 7, AURORA PARK SUBDIVISION AND A PORTION OF LOTS 10-14, BLK 8, AURORA PARK SUBDIVISION AND A PORTION OF LOT 2, BLK 1, S.W. CHILDREN'S HOME ESTATES AND A PORTION OF MEMORIAL PARK, AND A PORTION OF AURORA, STEVENS
- Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage	<u>3.52</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		
Industrial			Total (Gross) Acreage		
- What is existing zoning of the above described property? R-4 Proposed zoning? SAME
- Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
- What type of utility easements are proposed: Underground Overhead Combination of Both X
- What type of drainage is proposed? (If applicable, list more than one) ON SITE
- Are special public improvements proposed in connection with development? Yes X No POND
- Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No X
If answer is "Yes", please explain the nature of the modification or exception
- Remarks and/or explanation of special circumstances: DRAINAGE PROJECT BEING BUILT BY THE CITY OF EL PASO
- Improvement Plans submitted? Yes No X
- Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No X
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

12. Owner of record CITY OF EL PASO TX
(Name & Address) (Zip) (Phone)
13. Developer CITY OF EL PASO TX
(Name & Address) (Zip) (Phone)
14. Engineer TONY FERR. 2717 YANDELL 79903-915562
(Name & Address) (Zip) (Phone) 0002

**Effective September 1, 2014, a 3% technology fee has been added to all Planning application fees.*

OWNER SIGNATURE:

REPRESENTATIVE:

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.
